

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6619/2017

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

By virtue of a Writ of Execution issued by Plaintiff, ESSA Bank & Trust to case number 06619-CV-2017 out of the Court of Common Pleas of Luzerne County.

40 Pierce Street

ALL that certain piece or parcel of land situate in the Borough of Kingston, County of Luzerne, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on Pierce Street in line of Lots Nos. 11 and 13 on the plot hereinafter referred to, said corner being distant Two Hundred ninety-nine (299) feet from Rutter Avenue;

THENCE North 60 degrees 13 minutes East, One hundred forty-one and nine tenths (141.9) feet to a corner;

THENCE North 29 degrees 54 minutes West, Fifty (50) feet to a corner;

THENCE South 60 degrees 13 minutes West, one hundred forty-one and nine tenths (141.9) feet to Pierce Street aforesaid; and

THENCE along said Pierce Street, South 29 degrees 54 minutes East, Fifty (50) feet to the place of beginning.

BEING Lot No. 11 according to the survey of I.E. Hartwell, dated April 22nd, 1905, of plot of lots of John B. Reynolds recorded in Luzerne County Map Book No. 2, Page 249.

THE PROPERTY IDENTIFICATION NUMBER OF THE ABOVE DESCRIBED PARCEL IS: 34-G9SE3 B001 L020

BEING the same premises which Geno A. DiPietro by Deed dated December 29, 2004, and recorded in the Luzerne County Recorder of Deeds Office on January 3, 2005 in Record Book Volume 3005, Page 829, granted and conveyed unto Teberio Properties, LLC.

TITLE TO SAID PREMISES IS VESTED IN Teberio Properties, LLC by Deed dated December 29, 2004, and recorded in the Luzerne County Recorder of Deeds Office on January 3, 2005 in Record Book Volume 3005, Page 829.

PROPERTY BEING KNOWN AS: 40 Pierce Street
Kingston, PA 18704

BEING PLATE NUMBER: 34-6-34-6

PIN NUMBER: G9SE3-1-20

43-45 Pierce Street

PARCEL A:

ALL the surface of right of soil and all that certain lot, piece or parcel of land situate, lying and being in the Borough of Kingston, County of Luzerne, and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the westerly side line of Pierce Street, said point being in a course South 30 degrees 13 minutes East distant 34.75 feet from the intersection of the Southerly side line of Ridge Street with the Easterly side line of Pierce Street;

THENCE along Pierce Street South 30 degrees 13 minutes East 42.20 feet to the corner of Lot No. 36 of the Lawrence Meyers Estate allotment;

THENCE along Lot No. 36 South 59 degrees 47 minutes West 160 feet to a corner in line of Lot No 33.

THENCE along Lot No. 33 North 30 degrees 13 West 42.20 feet to a corner in line with the center line of the dividing wall of a double house, now known as Nos. 43 and 45 Pierce Street;

THENCE through said dividing wall North 59 degrees 47 minutes East 160 feet to the place of beginning.

BEING Lot No. 35 and the Southerly portion of Lot No. 34 of the above-mentioned allotment.

PIN NO. 34-G9SE3-013-008-000

PARCEL B:

ALL the surface or right of soil of all that certain lot, piece or parcel of land situate, lying and being in the Borough of Kingston, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, being the Southwesterly corner of the intersection of Pierce Street and Ridge Street;

THENCE along said Pierce Street South 30 degrees 13 minutes East 34.75 feet to a corner;

THENCE South 59 degrees 47 minutes West, and through the center line of a double block dwelling house known as Nos. 43 and 45 Pierce Street 160 feet to a corner in line of Lot No. 33;

THENCE North 30 degrees 13 minutes West 35.03 feet to a corner on the Southerly side of Ridge Street aforesaid;

THENCE along said Ridge Street North 59 degrees 53 minutes East 160 feet to the place of beginning.

BEING a portion of Lot No. 34 on plot of lots of Lawrence Myers Estate.

PIN NO. 34-G9SE3-B013 L009

THE PROPERTY IDENTIFICATION NUMBER OF THE ABOVE DESCRIBED PARCELS IS: G9SE3-Block 013 Lot 8 and 9

BEING the same premises which M. Jack Brooks Family Trust, M. Jack Brooks Settlor and Trustee by Deed dated June 2, 2003, and recorded in the Luzerne County Recorder of Deeds Office on June 23, 2003 in Record Book Volume 3003, Page 175745, granted and conveyed unto Teberio Properties, LLC.

TITLE TO SAID PREMISES IS VESTED IN Teberio Properties, LLC by Deed dated June 2, 2003, and recorded in the Luzerne County Recorder of Deeds Office on June 23, 2003 in Record Book Volume 3003, Page 175745.

PROPERTY BEING KNOWN AS: 43-45 Pierce Street
Kingston, PA 18704

BEING PLATE NUMBERS: 34-6-116-5 and 34-6-239-5

PIN NUMBER: G9SE3-13-8 and G9SE3-13-9

~~~~~109 N. Thomas Avenue

ALL that certain lot, piece or parcel of land situate, lying and being in the Municipality of Kingston, County of Luzerne, Pennsylvania, bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at the intersection of the Northeasterly side of Hoyt Street with the Southeasterly side of Thomas Street;

THENCE along the Northeasterly side of said Hoyt Street, on a course of South 29 degrees 56 minutes East, Eighty-three and four tenths (83.4) feet to a corner;

THENCE on a course of North 60 degrees 4 minutes East, and extending along the center of the two and one-half (2½) foot concrete walk between the porch on house No. 270 Hoyt Street and in the rear of house No. 111 on Thomas Street, Eighty (80) feet to a corner in the division line between Lots Nos. 447 and 449, on a plot of lots recorded in the office of the Recorder of Deeds in and for Luzerne County in Map Book 2, page 70-71;

THENCE along said dividing line between line between Lots 447 and 449, North 29 degrees 56 minutes West, Eight-three and four-tenths (83.4) feet to a corner in the Southeasterly side of Thomas Street;

THENCE along the Southeasterly side of Thomas Street, South 60 degrees 4 minutes West, Eighty (80) feet to the place of beginning.

SECOND THEREOF:

BEGINNING at a point situated along the Northeasterly right-of-way line of Hoyt Street said point being located South 29 degrees 56 minutes East a distance of eighty-three and forty hundredths (83.40) feet from the intersection of the Northeasterly right-of-way line of Hoyt Street with the Southeasterly right-of-way line of North Thomas Avenue;

THENCE through Lot 445 and 447 of the plot of lots hereinafter mentioned North 60 degrees 4 minutes East a distance of eighty and zero hundredths (80.00) feet to an iron pin corner;

THENCE along the sideline of Lot No. 449 and South 29 degrees 56 minutes East a distance of thirty and seventy-two hundredths (30.72) feet to an iron pin corner common to Lots Nos. 447, 448 and 450 and 449;

THENCE along the rear line of Lots 446 and 448 Sought 60 degrees 4 minutes West a distance of eighty and zero hundredths (80.00) feet to a railroad spike corner;

THENCE along the Northeasterly right-of-way line of Hoyt Street North 29 degrees 56 minutes West a distance of thirty and seventy-two hundredths (30.72) feet to a point the place of beginning.

CONTAINING a total area of two thousand four hundred fifty-seven and sixty hundredths (2,457.60) square feet or six hundredths (0.06) of an acre.

THE PROPERTY IDENTIFICATION NUMBER OF THE ABOVE DESCRIBED PARCEL IS: H9NE2-28-1A

BEING the same premises which Bernice B. Edwards, by Deed dated March 1, 2006, and recorded in the Luzerne County Recorder of Deeds Office on March 6, 2006 in Record Book Volume 3006, Page 57963, granted and conveyed unto Teberio Properties, LLC.

TITLE TO SAID PREMISES IS VESTED IN Teberio Properties, LLC by Deed dated March 1, 2006, and recorded in the Luzerne County Recorder of Deeds Office on March 6, 2006 in Record Book Volume 3006, Page 57963.

PROPERTY BEING KNOWN AS: 109 North Thomas Avenue

Kingston, PA 18704

BEING PLATE NUMBER: 34-7-423-5

PIN NUMBER: H9NE2-28-1A

IMPROVEMENTS THEREON CONSIST OF: Residential

SEIZED AND TAKEN in execution as the property of: Teberio Properties, LLC

PROPERTY ADDRESS: 40 PIERCE STREET, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: H9NE2 28 1A, G9SE3-1-20, G9SE2 13 8 & G9SE3 13 9

PROPERTY ADDRESS: 43-45 PIERCE STREET, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: G9SE3 13 8 & G9SE3 13 9

PROPERTY ADDRESS: 109 NORTH THOMAS AVENUE, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: H9NE2 28 1A

Seized and taken into execution to be sold as the property of TEBERIO PROPERTIES, LLC, JLAN PROPERTIES, LLC, JOHN TEBERIO AND LINDA TEBERIO in suit of ESSA BANK & TRUST.

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Attorney for the Plaintiff:

NEWMAN WILLIAMS MISHKIN CORVELEYN WOLFE & FARERI  
STROUDSBURG, PA 570-421-9090

**EUGENE A. GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania